



Breckenridge Open Space Advisory Commission Regular Meeting

Monday, April 28, 2025, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. THIS MEETING WILL BE HELD IN PERSON AT BRECKENRIDGE TOWN HALL. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND. IN PERSON ATTENDEES MUST NOT ACCESS THE VIRTUAL MEETING WHILE IN COUNCIL CHAMBERS.

This meeting will also be broadcast live over Zoom. Log-in information is available in the calendar section of our website: www.townofbreckenridge.com. Questions and comments can be submitted prior to the meeting to websiteopenspace@townofbreckenridge.com.

- I. 5:30 PM CALL TO ORDER, ROLL CALL**
- II. 5:35 PM DISCUSSION/APPROVAL OF MINUTES**
 - A. 3.17.25 BOSAC MEETING MINUTES
- III. 5:40 PM DISCUSSION/APPROVAL OF AGENDA**
- IV. 5:45 PM PUBLIC COMMENT (NON-AGENDA ITEMS; 3-MINUTE LIMIT PLEASE)**
- V. 5:50 PM STAFF SUMMARY**
 - A. 4.28.25 OST STAFF SUMMARY
- VI. 6:00 PM OPEN SPACE & TRAILS DISCUSSION**
 - A. 4.28.25 OST DISCUSSION
- VII. 7:00 PM OTHER MATTERS RELATED TO OPEN SPACE**
- VIII. 7:05 PM COUNCIL MATTERS RELATED TO OPEN SPACE**
- IX. 7:10 PM EXECUTIVE SESSION**
- X. 7:50 PM ADJOURNMENT**

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness

I) CALL TO ORDER

Nikki LaRoche called the March 17th, 2025, regular meeting of BOSAC to order at 5:32 pm. Other members of BOSAC present were David Rossi, Bobbie Zanca, Chris Tennal, Krysten Joyce, Matt Powers, and Town Council liaison Jay Beckerman. Staff members present were Chris Kulick, Tony Overlock, Alex Stach, and Duke Barlow. Council member Marika Page was present. Katherine King, Summit County Open Space (SCOS) Director, was also present. Stefan Ekernas and Julia Kitsch from Summit County Safe Passages (SCSP) were present, in addition to Jessica Doran from EcoMetrics. Kelly Ahern was present virtually. Members of the public: Greg Ruckman, Jeffery Bergeron, Larry Kelly, Paul Semmer, and Wayne Haley.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – February 17th, 2025.

The minutes were approved as presented.

III) PUBLIC COMMENTS

Larry Kelly, a dedicated local trail volunteer, spoke about class 1 e-mountain bikes, recognizing the associated challenges. He highlighted successful e-bike access in various locations, such as National Parks, and proposed a collaborative meeting with BOSAC members to discuss objections and research viable alternatives for the community.

IV) STAFF SUMMARY

- **Field Report**
- **Summit County Open Space Ambassador Program**
- **Great Outdoors Colorado Community Impact Grant**

Mr. Barlow reported that GOCO's Regional Officer suggested the Town of Blue River apply for grant funding to connect Blue River and Breckenridge via the Blue River Trail/bridge. Due to project timelines and Blue River's existing funds, the Town of Blue River has decided to proceed with bridge installation this summer without grant support.
- **Wellington Oro Water Treatment Plant**

Ms. LaRoche inquired about passive treatment options at the Wellington Oro Water Treatment Plant and the project's next phase. Mr. Barlow explained that the initial study revealed data gaps, and the upcoming stage will focus on identifying the most effective treatment strategy. This could involve either plant upgrades or the integration of passive ponds but the main takeaway from this study is that the existing water treatment plan is likely to remain.

- **McCain RFP**

Ms. Joyce inquired about the McCain RFP timeline. Mr. Barlow outlined the key dates: site visit on March 18th, Q&A on March 21st, RFP submission by March 28th, and final project deliverables in December 2025.

- **Little Daisy Residential Lease**

- **Jackpot and Evening Star Claims**

V) **OPEN SPACE DISCUSSION**

2024 Cucumber Gulch Preserve Wetland Monitoring Update (12:55)

Ms. Doran discussed the concept of wetland health and its importance in understanding the overall health of a wetland system. She highlighted the need to break down the system into variables to better understand its health, emphasizing the importance of considering the system as a whole, rather than just focusing on one particular function. Ms. Doran also discussed the trends observed in different parts of the Gulch for overall health, noting that there were no new impacts to the preserve identified this year. Ms. Doran also highlighted the beaver population, noting that it was at the low end of the range observed, but not recommending any stewardship actions. Ms. Doran suggested that the system should be allowed to work itself out and see what happens next. Ms. Doran also focused on the boreal toad population, noting that there had been no evidence of toad reproduction since 1999. She recommended reducing the number of annual surveys to two, as it was unlikely that a breeding population was still present. Ms. Doran also discussed the adaptive management that had happened in the previous summer, including successes with the trail realignment and the spreader pond cleanout. She highlighted the need to monitor the system closely to understand what happens next.

Ms. LaRochelle inquired about the frequency of the ski area's efforts to clean sediment traps and erosion mitigation measures on the mountain. Ms. Doran acknowledged she wasn't certain of the exact schedule but emphasized the ski area's improved partnership and increased revegetation and runoff mitigation efforts over the past four to five years. Subsequently, Ms. Zanca raised concerns about habitat connectivity for the Cucumber Gulch Preserve's beaver population. Ms. Doran pointed out potential connected watersheds, like South Barton Gulch and Cucumber Creek, where beavers are currently absent. She also noted the vulnerability of the Preserve's single beaver family.

Ms. Doran presented a short PowerPoint on the impacts and spread of the invasive reed canary grass in the Preserve. Ms. Zanca asked about the NutraFix application methodology. Mr. Barlow and Ms. Doran explained that a pilot study will be conducted, with consultants testing various techniques on different plots to determine effectiveness. They noted that the optimal approach may combine NutraFix with manual cutting and native species planting, such as willows. Mr. Beckerman inquired about the consultants' botanical expertise and potential NutraFix application consequences. Ms. Doran confirmed they are expert botanists

with extensive alpine experience, particularly in Cucumber Gulch Preserve. She also explained the pilot study's role in determining appropriate NutraFix application levels. Subsequently, Mr. Tennal asked about drainage connectivity and BOSAC's potential contribution to preserve land and improve drainage connectivity. Ms. Doran stated that land acquisitions are ideal for improving beaver habitats, but land ownership conflicts exist. She suggested identifying and collaborating with willing landowners to protect connecting waterways.

Summit County Safe Passages (46:10)

Ms. Kintsch started with some background on the East Vail Pass Wildlife Crossings project, highlighting its importance in reducing wildlife-vehicle collisions and improving connectivity for wildlife. The project, which has been identified as a top priority by the State of Colorado, aims to build three new wildlife crossing structures under the westbound lanes of I-70, complementing existing bridges. These structures, along with wildlife fencing, would create a comprehensive mitigation system allowing animals to cross the roadway. The project has received support from the Colorado Department of Transportation's (CDOT) executive leadership team, the Governor's office, and the Colorado and Wildlife and Transportation Alliance. Ms. Kintsch clarified that the cost of \$696,000 is based on the costs of wildlife-vehicle collisions, including medical costs and property damage. Mr. Ekernas also mentioned that the project area has an average of 29 collisions per year.

Ms. Kintsch and Mr. Ekernas discussed the challenges of securing federal grants for construction funding due to the changing federal landscape. They plan to continue applying for grants and are considering hiring fundraising consultants to help with private fundraising efforts. Mr. Ekernas also mentioned a bill introduced by Interior Secretary Ryan Zinke to provide federal funding for wildlife crossings, which has bipartisan support. Additionally, a new state bill is being introduced to create permanent funding for wildlife crossings and vulnerable road users, with the Governor's support.

Ms. Larochelle and Mr. Barlow discussed the possibility of a contingent pledge and fund contribution, recommending a \$148,000 donation on the condition that other towns contribute the rest of the money. Ms. Kintsch and Mr. Ekernas mentioned plans to reach out to other towns for support/contingent funds.

Mr. Beckerman expressed concerns about other local priorities and current federal funding uncertainties and recommended withholding funding support until the construction phase of the project. Mr. Powers, Ms. Zanca, Mr. Tennal, and Mr. Rossi advocated for Breckenridge to take a leadership role. BOSAC agrees that the project aligns with the town's Open Space & Trails Master Plan, particularly regarding conservation and wildlife habitat protection. The committee members supported recommending the wildlife connectivity project with a contribution of \$150,000 and no contingency, in a 6:1 vote, with emphasis on the importance of the project's optics and Breckenridge's potential to inspire other communities.

2025 Trail Projects (1:34:52)

Mr. Overlock introduced the field projects for the 2025 season, focusing on maintenance, and addressed questions about specific projects. Mr. Overlock also introduced the decision-making framework (developed from the 2023 OST Master Plan with the assistance of Ms. Zanca) for the proposed Ranch at Breck and Copper Canyon trails, emphasizing the importance of considering habitat sensitivity, management zones, trail development guidelines, open space conservation guidelines, and partnership opportunities. BOSAC discussed the proposed trail projects, focusing on connectivity and accessibility.

Ms. Zanca was curious if the proposed trails at Ranch at Breck/Copper Canyon had adequate parking or trailheads, and if these trails were going to be designed for the neighborhoods themselves or part of the greater network. Mr. Overlock replied that the idea is to create better connections within the existing trail system, not just for the new neighborhood but also for other users. Mr. Powers explained the Ranch at Breckenridge is a gated community and would therefore restrict parking access. The Ranch at Breck project proposal includes three trail easements, with two initially planned and the third to be evaluated later.

In addition to the Ranch at Breck and Copper Canyon proposals, there were numerous other projects mentioned, including a reroute on the Middle Flume Trail. BOSAC reviewed the projects using the new framework to assess their alignment with priorities, though there was debate about how to weigh different criteria. Ms. Joyce stated that assigning different weights to listed criteria would be difficult to agree upon and that the benefit of the framework is in knowing that everything is being considered in the process. The committee also discussed ways to gather public feedback on proposed trails at an upcoming Open House.

Ms. LaRochelle had a question regarding the pilot phase of Signage Workplan and if staff was considering multiple locations to test the new signs. Mr. Overlock replied that Carter Park is being considered as an additional component to the planned pilot program in the Illinois Creek network, if necessary, as it also offers unique challenges and opportunities to test the new sign options in a close-to-town location.

VI) OTHER MATTERS RELATED TO OPEN-SPACE TOPICS

N/A

VII) COUNCIL MATTERS RELATED TO OPEN-SPACE TOPICS

Mr. Beckerman provided Council's feedback regarding the US Forest Service's presentation on the CHCDNM planning process. Mr. Beckerman stated there was some apprehension and surprise from the Council regarding the overall scope of work, with some concerns regarding the price of some of the proposed improvements and who exactly would foot the bill. He stated that while Council was intimidated by the potential price tags associated, there was an overall understanding that the high volume of users and traffic warranted the implementation of many of the proposed concepts.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, and Ms. Zanca seconded it. The March 17th, 2025 regular meeting of BOSAC ended at 7:38 PM.

The next regular meeting of BOSAC is scheduled for April 24th, 2025.

Nikki LaRochelle, Chair

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: April 28th, 2025 Meeting

Staff Summary

A map, with bookmarks for many of the locations referenced in this Staff Summary, can be found [here](#). Trails highlighted in pink indicate winter grooming activity.

Forest Health Update

On April 17, 2025, the second operational phase of a two-part hazard fuels reduction (HFR) plan was completed by crews from Red, White, and Blue Fire District, Summit County Fire & EMS, Grand County Fire, Summit County Open Space & Trails, and the Summit County Sheriff's Office. Approximately 450 of the 550 total piles were burned, with a contingent plan to monitor conditions in the coming weeks and potentially return to the project area to treat remaining piles. Crews will return next winter to treat the remaining piles if necessary. **[Exhibit A]**

On April 18, 2025, USFS crews completed multiple HFR projects in the Breckenridge area. The Aspen Alley Fuels Project contained 40 piles in a 2-acre zone and was the priority project for the day **[Exhibit B]**. USFS crews then moved to treat piles in the Peak 7 area on Protector Circle, near the "Green Gate" **[Exhibit C]**.

Christie Heights

Staff is currently working on a hazardous fuel reduction project in conjunction with the Christie Heights Subdivision. The project's primary goal is to enhance defensible space around the Christie Heights subdivision and the historic buildings at the Lomax Placer site.

Staff has submitted a pre-application to the Summit County Wildfire Grant Committee. If approved, the grant would cover 50% of the project cost. This project represents a strong partnership opportunity between public and private property owners.

The total project cost is estimated at \$80,000 due to the nature of the site and limited access. However, this estimate will be re-evaluated in the spring as snow melts and potential access points can be identified.

FOBT Calendar

Staff has compiled the list of Friends of Breckenridge Trails volunteer dates for the 2025 summer season. This year's projects will focus on trail maintenance and invasive weed removal. Additionally, several of the summer projects offer excellent partnership opportunities with the Town of Breckenridge, Summit County Open Space (County), the Town of Blue River, and the Friends of Dillon Ranger District (FDRD). As a reminder, all BOSAC members are expected to attend at least one volunteer event each year.

Friends of Breckenridge Trails Events:

May 31st: Town Clean-Up, Clean up at popular Trailheads in French Gulch and Wellington Bike Park
June 7th: National Trails Day, Maintenance on trails surrounding Carter Park
June 21st: Maintenance on B&B and surrounding trails
July 12th: Community-wide Weed Pull

July 19th: Baker's Tank Maintenance w/ FDRD
August 2nd: Baker's Tank Maintenance w/ FDRD
August 16th: Blue River Trail Maintenance

Recpath Grooming and Plowing

Winter grooming operations for the Recpath, between Valley Brook Drive and the Dickey Day Use parking area in Frisco, and the Gold Run singletrack trails concluded for the season on March 21, 2025. Plowing of the Recpath, throughout Summit County, began on March 25, 2025. Updated Recpath conditions can be found on the County's website [here](#).

BreckOST.com website update

OST staff recently updated the [breckost.com website](#). Users can now easily access information about Summit County's e-bike rules and regulations, along with a helpful map showing all approved areas for e-bike riding. In addition, our online map has been enhanced with trail conditions layers now indicated directly on the map. Our [trail conditions reporting tool](#) is now embedded in the online map, which gives users the ability to report issues or concerns related to the trail network directly to staff through a simple GIS tool that gives us the exact location, type of problem, and allows users to upload photos. Finally, the OST events page has been updated and now includes RaceBreck events, BOSAC meetings, FOBT dates, and guided hikes with the Town OST Naturalists.

BOEC OPDMD

Staff is currently working with the Breckenridge Outdoor Education Center to update their existing license agreement, allowing guided tours on Town-owned trails using adaptive mountain bikes.

In conjunction with this effort, staff is also collaborating with the Town Attorney and Summit County Open Space to update our policy on Other Power-Driven Mobility Devices (OPDMDs). These devices are already permitted under certain criteria, which are reviewed on a case-by-case basis by staff. The updated policy will help ensure consistent, accessible, and responsible use across the trail network.

Laurium Trailhead Parking Lot

County staff are in the final stages of awarding the contract for the Laurium trailhead and parking relocation project, with work planned to take place during the 2025 field season. The project plans include constructing a new 15-space parking lot on CR 532, decommissioning the existing parking lot on CR 528, and realigning the road corner to reduce grades and improve sightlines. Project drawings can be seen [here](#). The project area will need to be closed to public access for an estimated ten days during construction, providing significant savings to traffic mitigation costs. Staff will work with the County to move the trailhead to the new parking lot, on the east side of CR 532, internally. The existing green gate will remain for administrative access.

Quandary Shuttle Contract

County and staff collaborated to review bids for the 2025 Quandary Peak and McCullough Gulch shuttle contract and have awarded the contract to SP Plus Corporation for the third year in a row. Among the reasons for their selection were: a variety of shuttle sizes to accommodate fluctuating levels of demand, competitive bid cost, existing management of the hikequandary.com website, continuing to remit all parking and shuttle revenue to the County, and the County's previous positive experience with SP Plus as the shuttle contractor during the 2023 and 2024 seasons.

Starburst Award

Summit County Open Space and Trails, the Dillon Ranger District of the White River National Forest (WRNF), and Town of Breckenridge Open Space & Trails have been selected as 2025 Great Outdoors Colorado (GOCO) Starburst Award recipients for “excellence in the use of lottery funds” for their Camp Hale Continental Divide National Monument planning. GOCO is coordinating a public event to formally recognize the achievement, and staff will keep BOSAC apprised of the details. Special appreciation goes to Allison Morton, Resource Specialist for the County, for recognizing this opportunity and submitting the grant application.

Jessie Mill

In addition to the proposed projects included in the [January 27, 2025, BOSAC Staff Summary](#), Breckenridge History would like to conduct additional stabilization work at the Jessie Mill **[Exhibit D]** during the 2025 field season. Once complete, the temporary construction bridge would be removed, no later than Fall 2025. Please advise staff if BOSAC has any concerns relating to this additional work.

Spruce Creek Road Closure

The Town of Blue River plans to conduct road improvements on Spruce Creek Road beginning in May, 2025. This will require a temporary construction closure, estimated to last four weeks, of Spruce Creek Road between SH9 and Crown Drive. Staff will coordinate with Blue River and Summit County to communicate this closure and required detours to the public, and to maintain access to the Spruce Creek Trailhead for the duration of the project.

214 Holly Lane Trail Easement

The trail easement for 214 Holly Lane, adjacent to the recently purchased 119 Bonanza Trail property in Blue River, has been fully executed. This secures public access to the Blue River Trail in [its existing alignment](#) and enables the planned bridge replacement to cross Pennsylvania Creek at a narrow, already-disturbed location. The August 16, 2025, FOBT volunteer event will be dedicated to finishing this bridge and nearby trail maintenance and construction on the Blue River Trail.

Summit County Safe Passages

Staff presented BOSAC’s recommendation to contribute \$150,000 of open space funds to the Final Design Phase of the Summit County Passages (SCSP) East Vail Pass Wildlife Crossings project to Breckenridge Town Council (Council) during their April 8, 2025, work session. While expressing support for the merit of the project, Council decided, in a 6:1 vote, not to contribute the recommended funding at this time. Instead, they advised SCSP to return to the Town for a funding request when the project has reached the Construction phase. Council also emphasized their appreciation for BOSAC’s recommendation and the effort that went into their discussion.

McCain RFP Update

Staff received 6 proposals for the McCain Open Space Design Project. The selection committee has narrowed these to 3 finalists and conducted interviews during the week of April 14-18, 2025. Staff intend to award the contract by the end of April 2025.

Golden Horseshoe Committee Update

A Golden Horseshoe Oversight Committee meeting was held on April 16, 2025, with representatives from the Town of Breckenridge Open Space & Trails, Summit County Open Space & Trails, and the United States Forest Service. Discussions centered on several key initiatives within the Golden Horseshoe Special Use Agreement (SUA). The committee reviewed proposed 2025 Trail Projects,

focusing on collaborative opportunities between Friends of Breckenridge Trails and the Friends of Dillon Ranger District, conducting trail maintenance on Baker's Tank, and the planned Middle Flume reroute. Road maintenance projects on Gold Run Road and Prospect Road within the SUA were discussed, with attention paid to ensuring access while minimizing environmental impact. Updates were provided on ongoing Forest Health projects, including the final remediation steps in the Peabody Placer project and a discussion regarding potential trail user impacts associated with the Blue River East project. Finally, the committee spoke briefly on the feasibility of offering free guided tours with the Town's OST Naturalists on USFS properties, something that may be considered in 2026.

Cucumber Gulch Preserve Seasonal Closure

The Breckenridge Nordic Center (BNC) closed for the season on April 20, 2025, and staff coordinated with BNC and local residents to implement the seasonal wildlife closure of the Cucumber Gulch Preserve (CGP) on April 21, 2025. CGP will re-open to the public on July 6, 2025. The BreckConnect Gondola is scheduled to close for the season on April 30, 2025, with an estimated re-opening date of June 13, 2025, to support summer operations for the Breckenridge Ski Resort.

Frisco Backyard Project

The draft Environmental Analysis and supporting documentation for the [Frisco Backyard Project](#) were published on April 4, 2025 and the WRNF is accepting public comments, on all aspects of the Project, through May 5, 2025. The Project is a combination of fuels reduction and recreation improvements within a 3,026-acre area immediately south of the town of Frisco. Staff intend to submit the following comments on behalf of the Town, and BOSAC Commissioners are encouraged to submit comments of their own individually.

- The Town supports the proposed fuels treatments on 1,576 acres of the Project area to reduce wildfire risk, encourage the growth of more diverse forests, and manage for recreation.
- The Town supports the treatment of invasive and noxious weeds within the Project area.
- The Town supports consideration of seasonal closures for elk calving from May 15 to June 20, in conjunction with the USFS Wildlife Guideline from the 2002 Forest Plan for designated Elk Habitat within the Project area.
- The Town supports the proposal to construct, reroute, stabilize and decommission trails in the Project area to sustainably manage for the year-round, high-use visitation of multiple user groups.
- The Town supports improvements to the recreation facilities, specifically the Upper and Lower Miner's Creek, and Zach's Stop trailhead amenities.
- The Town requests that the USFS offer additional communication and outreach as the project implementation nears.

Open House Topics

The annual Open Space & Trails Open House is scheduled for Monday, May 19th, from 5:00 – 7:00 PM at the Breckenridge Recreation Center. As in previous years, staff will prepare project boards, and BOSAC members will be stationed at each to help facilitate discussions and answer questions from the public. New for this year, staff is partnering with the Town's Communications Team to enhance outreach efforts and improve public engagement. To encourage greater attendance and accessibility, free childcare will be provided, and a Spanish translator will be available on-site.

Proposed Topics for the 2025 Open Space & Trails Open House

1. **State of Open Space Report**
 - o Highlights from the 2024 State of the Open Space Report
2. **Summer Trail Projects**
 - o Updates on Copper Canyon, Ranch at Breck, and Middle Flume projects
 - o Information on the Slalom Trail's new designation as a recommended downhill mountain bike trail
3. **Friends of Breckenridge Trails Volunteer Events**
 - o Details on upcoming volunteer events for summer 2025
4. **MERJE Wayfinding Project**
 - o Update and visuals for the new signage plan and the Illinois Creek test area
5. **Naturalist Program (Staff-Guided)**
 - o Information on guided hikes and Trailhead booths
 - o Overview of Leave No Trace principles and educational outreach
6. **McCain Property**
 - o Updates on Open Space planning efforts for the McCain property
7. **Forest Health & Land Acquisitions**
 - o Overview of recent forest health projects and newly acquired properties
8. **Breckenridge International Festival of Arts (BIFA)**
 - o Information about the BIFA Trail Mix series and related programming
9. **Camp Hale–Continental Divide National Monument (CHCDNM)**
 - o Update on the CHCDNM Management Framework, focusing on four major trailheads and infrastructure planning

Exhibit A

Airport Road & Shock Hill Hazardous Fuels Reduction

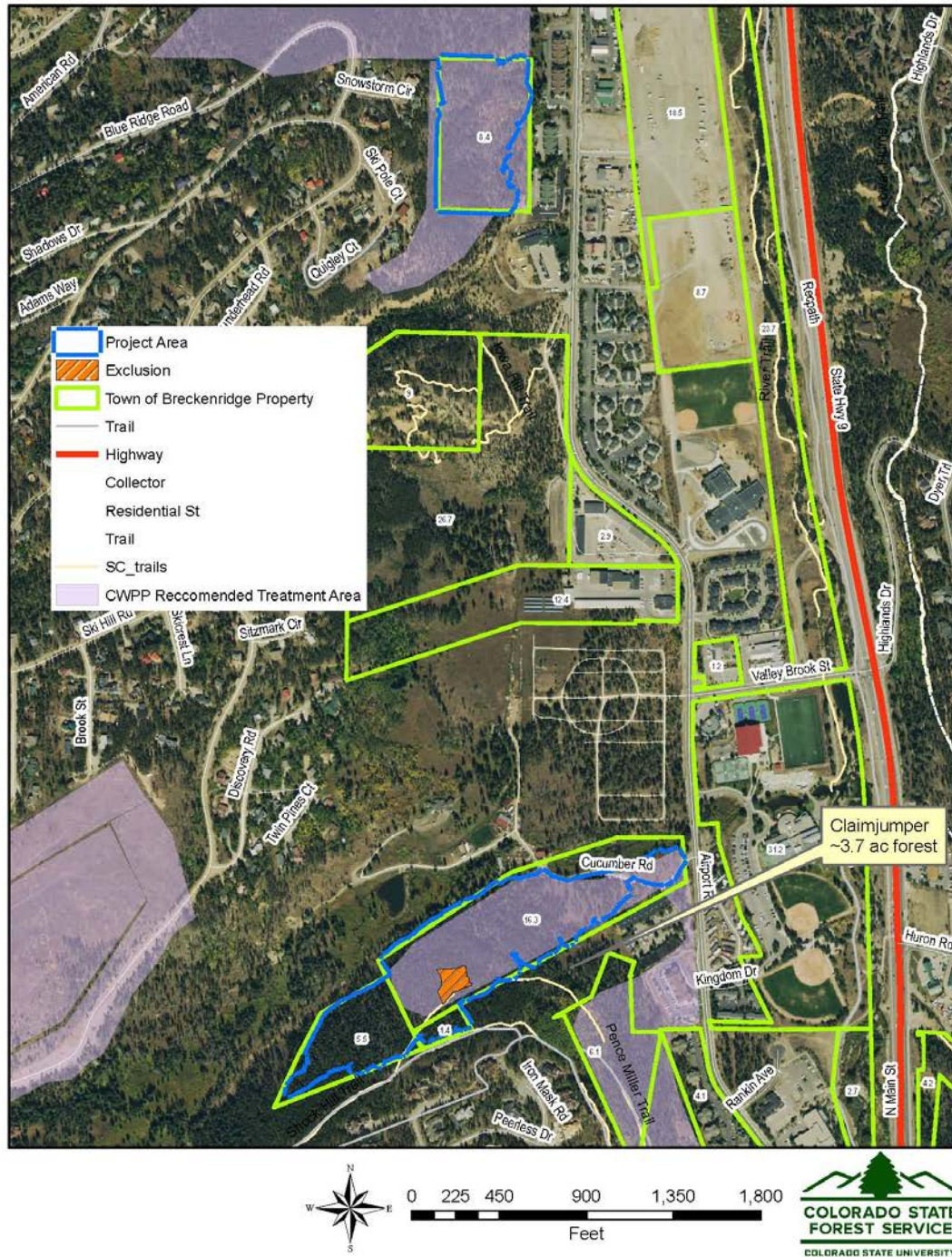


Exhibit B

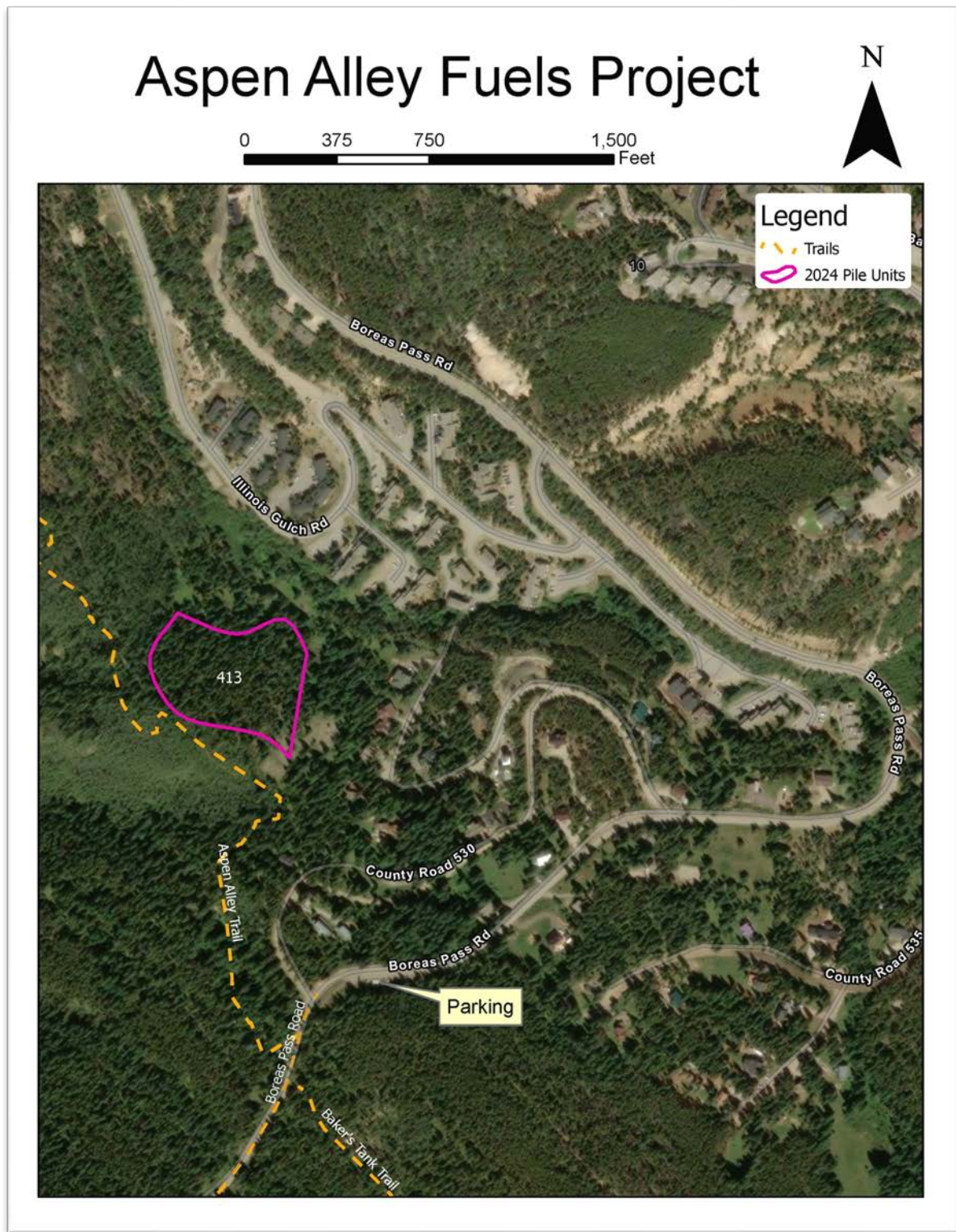


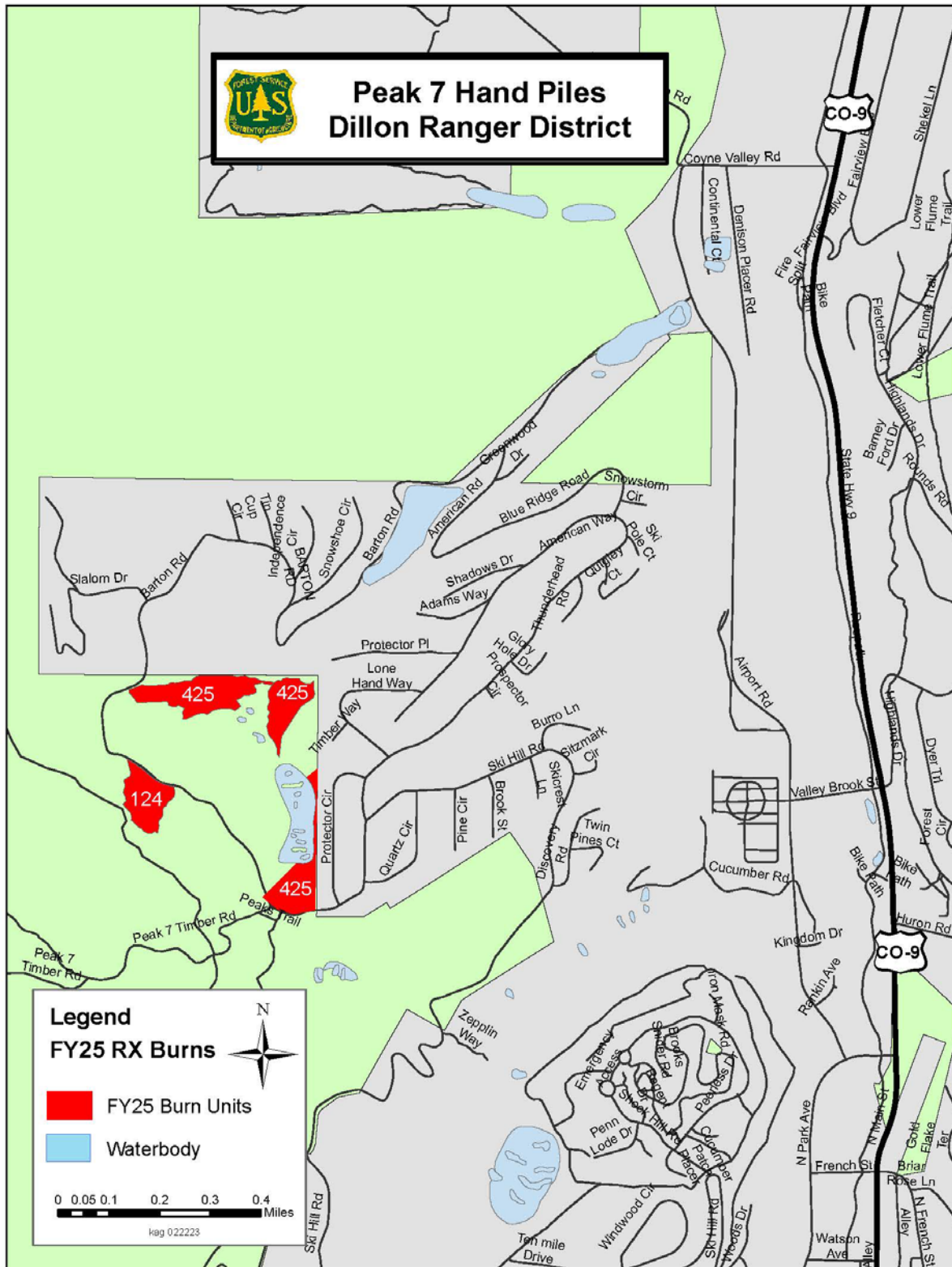
Exhibit C

Exhibit D



April 9, 2025

To: BOSAC
From: Larissa O'Neil, Executive Director
Re: Jessie Mill

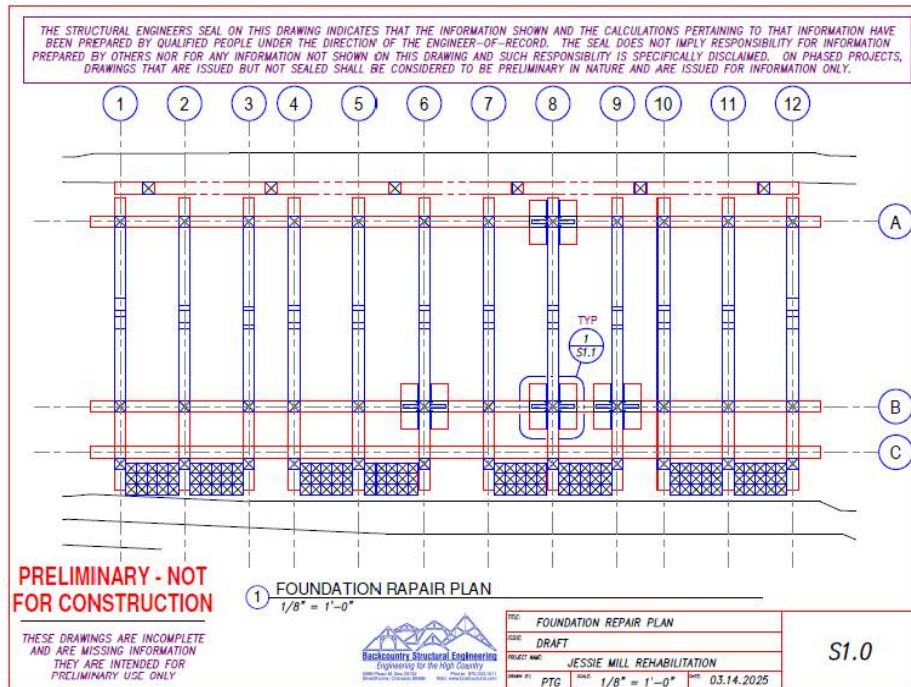
Background: Breckenridge History (Breck History) completed the Jessie Mill stabilization project in 2023, which included a historically representative roof to protect the mill from ongoing deterioration. Near the conclusion of the project, contractors discovered that several of the sill bases on which the structure sits have experienced serious rot. Pat Giberson, a local structural engineer who developed the roof plans, visited the site in fall 2024. He has since developed structural plans for reinforcing the deteriorated beams. Images of existing conditions and draft structural plans are on the following pages.

Proposal: Breck History is seeking permission to extend the existing license agreement for the Jessie Mill stabilization project to include repair and reinforcement of the sill bases. Specifically, four locations require bracing, structural fill and concrete as suggested in the draft structural plans. These reinforcements will transfer the load from the rotten beams, thus supporting preservation of the entire structure long term. Once the work is complete in summer 2025, the flat rack bridge will be removed and access path decommissioned according to CDPHE guidelines. Breck History will apply for a building permit to complete this work.

Existing condition photographs

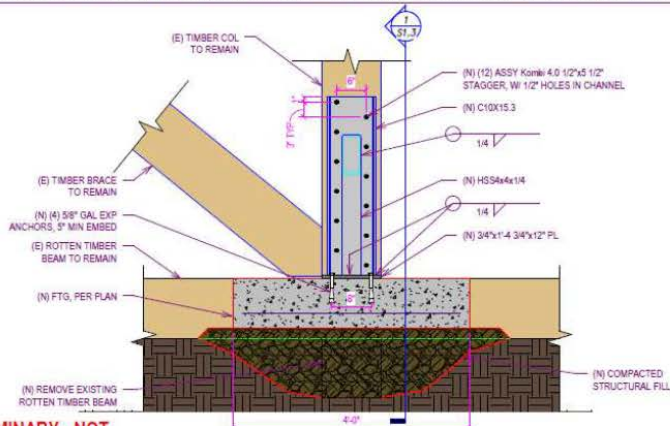






Plan view of preliminary construction plans, showing location of four rotten beams that require repair

THE STRUCTURAL ENGINEER'S SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.



PRELIMINARY - NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INCOMPLETE AND ARE MISSING INFORMATION THEY ARE INTENDED FOR PRELIMINARY USE ONLY

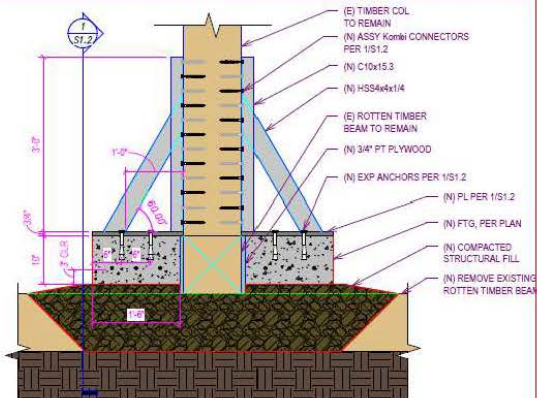
① FOUNDATION REPAIR DETAIL
3/4" = 1'-0"



PROJECT	FOUNDATION REPAIR DETAIL
DATE	DRAFT
PROJECT NAME	JESSIE MILL REHABILITATION
DRAWN BY	PTG
SCALE	3/4" = 1'-0"
DATE	03.14.2025

S1.2

THE STRUCTURAL ENGINEER'S SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.



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① FOUNDATION REPAIR DETAIL
3/4" = 1'-0"



PROJECT	FOUNDATION REPAIR DETAIL
DATE	DRAFT
PROJECT NAME	JESSIE MILL REHABILITATION
DRAWN BY	PTG
SCALE	3/4" = 1'-0"
DATE	03.14.2025

S1.3

Memorandum

To: Breckenridge Open Space Advisory Commission

From: Open Space & Trails Staff

Re: April 28, 2025 Meeting

Open Space & Trails (OST) Discussion

BOSAC Commissioner Rules and Regulations

Keely Ambrose, attorney for the Town, will be attending the meeting to discuss the rules related to serving as a Commissioner and to answer questions. The pertinent section of the Town Code can be found [here](#), referenced rules and regulations [here](#), and BOSAC meeting Norms [here](#).

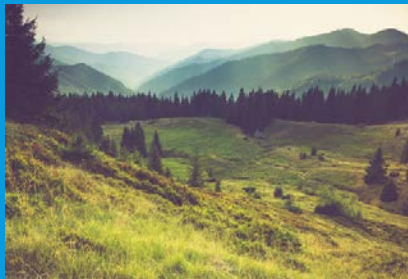
- 1. Does BOSAC have any questions relating to the Rules and Regulations for serving as a Commissioner?***

BRECKENRIDGE OPEN SPACE ADVISORY COMMISSION

Keely Ambrose, Town Attorney
Town of Breckenridge
keelya@townofbreckenridge.com

HIERARCHY OF DOCUMENTS

- The *Municipal Charter* [can only be amended by vote of people]
 - Establishes how advisory commissions and boards are to be formed
 - Governs who can be appointed
- The *Municipal Code* [adopted/amended by majority vote of Council]
 - Title 2, Chapter 4 creates BOSAC specifically
- The Rules of the Breckenridge Open Space Advisory Commission, Revised February 2024



PUBLIC OFFICIAL STATUS

- Appointed by elected officials to serve as a member of a “public body”
- Serving community interest v. individual interest
- Providing input for the benefit of Town Council – advisory role
- Certain rules apply to meetings and conversations – BOSAC is a public body under the meaning of the Colorado Open Meetings law



CODE OF ETHICS

§1-16-8: CONFLICT OF INTEREST - TOWN OFFICER

- Conflict to participate or vote on matter if substantial personal or financial interest.
- Consult with Town Attorney if you have questions about whether you have a conflict of interest and if it needs to be disclosed.
- Shall disclose the potential conflict of interest to the body prior to meeting.
- Commission determines if there is a conflict of interest.
- If so determined, must leave chambers during the discussion.



CODE OF ETHICS

§1-16-9: PROHIBITED CONDUCT

- ⑩ Disclose or use confidential information.
- ⑩ Solicit or accept a gift/service/thing of value from a person for the purpose of influencing or attempting to influence the officer or employee in connection with an official act, or as a reward for official action he or she has previously taken.
- ⑩ Perform an official act directly and substantially affecting a business when the officer or employee, or a member of the officer's or employee's immediate family: a) is an employee of the business; b) owns a ten percent (10%) or greater interest in the business; or c) is a director, officer, partner, trustee, or holds any management position in the business.
- ⑩ Affirmatively act to obtain employment or gift for family from a person whom the officer or employee is in a position to reward with official action, or has rewarded with official action in the past.

BASIC ROLE OF BOSAC

- Boards and Commissions serve to help inform and recommend public policy.
- BOSAC is charged with formulating an open space plan and providing recommendations to Town Council on such plan, including a guide for expenditures relating to the open space plan, recommendations on implementation of the plan, and continuously advise Town Council on all aspects of the open space plan
- BOSAC is an advisory body – meaning it makes recommendations to Town Council but Council has the final authority on decisions relating to the open space plan.

OPEN MEETINGS LAWS

Town Code, §2-4-7 :

... All meetings of the commission shall be subject to the same open meeting laws and requirements as are applicable to the meetings of the Town Council.

State law, §24-6-402 :

- Requires discussion of public business in an open meeting. A “meeting” includes any gathering to discuss public business, in person, by phone, or electronically (e-mail, etc.)
- If action will be taken or a quorum of the board will be present, there must be timely notice—agenda posted at least 24 hours in advance.

COLORADO OPEN RECORDS ACT, §24-72-100.1, *ET SEQ.*

- ⑩ The definition of "public records" found in CORA is quite expansive and applies to virtually all levels and types of governments in Colorado.
- ⑩ It includes all writings, books, papers, photographs, tape recordings, and electronic mail made, maintained, or kept by the state, any agency, institution, or political subdivision of the state, and any elected or appointed public official for use in the exercise of functions required or authorized by law.
- ⑩ There are some exceptions, but as a general rule assume that anything in writing may be subject to disclosure – this includes presentations made to BOSAC as well as emails between members of BOSAC, between members of BOSAC and the public, and between members of BOSAC and staff

BOARD/COMMISSION RULES OF PROCEDURE

- BOSAC rules, updated as of 2024, provide a general outline for how meetings are run and the respective roles of the members and participants
- Chair runs the meeting and is charged with ensuring that all members are heard and that, where a decision as a commission is needed, a consensus is reached
- Recognize that BOSAC acts primarily as a cohesive body and exercises its responsibilities mainly by discussion and formulation of policy recommendations in a public meeting

BOSAC “NORMS”

- The “Norms” document has evolved over time
- Somewhat duplicative to the Rules and Regulations and has only been an internal staff/BOSAC document, i.e. never formally adopted
- Can be changed by staff and BOSAC at any time
- Further discussion to be had



QUESTIONS?

2025 BIFA Trail Mix

BreckCreate is currently developing potential Trail Mix projects for the 2025 Breckenridge International Festival of Arts (BIFA). Please see the enclosed memo for details. Jill Desmond will be present to share more about the proposed projects and answer questions. Staff have been working closely with BreckCreate to address concerns and issues that have arisen during previous installations. Staff is confident in the strengthened partnership and BreckCreate's commitment to delivering sustainable messaging, along with clear communication with both the public and Open Space staff.

- 1. Does BOSAC have any questions regarding BreckCreate's plans for Trail Mix?***
- 2. Does BOSAC support these projects for 2025?***

BIFA 2025
OUTDOOR ART INSTALLATIONS
August 15 -24



JOE SCOLARI

Ciügaboc (choo-ga-boc)

Proposed Locations (2): Illinois Creek, and possibly little Mountain trail, which is up trail from Illinois Creek. We would love if these could stay up longer and potentially be semi-permanent

Joe Scolari is based in Verzasca, Ticino, Switzerland, which is located near the Swiss Italian border. He worked with the BoBosco organization to create interactive “games” in nature. The focus of the initiative was to connect children and families in a more visceral way with the natural world to inspire appreciation and a desire to protect and preserve.





The wooden marbles could be rented or purchased as keepsakes at the Ice Arena, OMH, The Welcome Center and the BIFA info tent situated on Blue River Plaza. They can also be branded.





<https://www.youtube.com/watch?v=CA3F3Yxc07E>

Follow up information:

- Artist will come with two assistants. Breck Create will provide skilled support staff.
- Artist would like to use wood and large rocks to support the marble runs from the surrounding area if possible, but we can also source elsewhere, or it may be a combination of both.
- There will be 2 games/marble runs: 1 along Illinois Creek and one in the Little Mountain area (we need to confirm this is accessible for moving wood, rocks and equipment to this location).
- Artist may need to affix metal plates to rocks to secure the marble runs.
- Installation and building of the marble runs will take about 2 weeks, beginning July 31-August 14, Monday – Friday, with some Saturday work, depending on how things progress.
- Each marble run will be approximately 20 meters (65 feet in length).
- The marbles will be made of wood, we are currently trying to figure out if they will be 5cm or 7cm in diameter—our preference is to go with the larger size, this requires wood that is at least 18 cm (7 inches) in diameter for the marble runs.

BILL ORISCH

root notes – sounds of the underground

Location: Access road off of Moonstone, there is a nice open clearing there, about 100 feet along the trail.

We are hoping to do 1-2 short evening music & dance activations
Tue, Aug 19 and Thur, Aug 21 8/8:30 pm (dates and time subject to change)

Bill Orisich is a Breckenridge-based artist who presented *Miner Key* at the Reiling Dredge site during BIFA 2024. For BIFA 2025, Orisich is creating another sound installation That explores the underground relationship of trees.





<https://www.billorisich.com/miner-keythe-people-speak>
<https://www.billorisich.com/miner-key-stereo-mix>

Length of Installation Trail: The sound installation will span a 75-100 foot stretch of the trail, inviting a gradual exploration of sound as participants walk through the space. Hikers experience this work from the trail only.

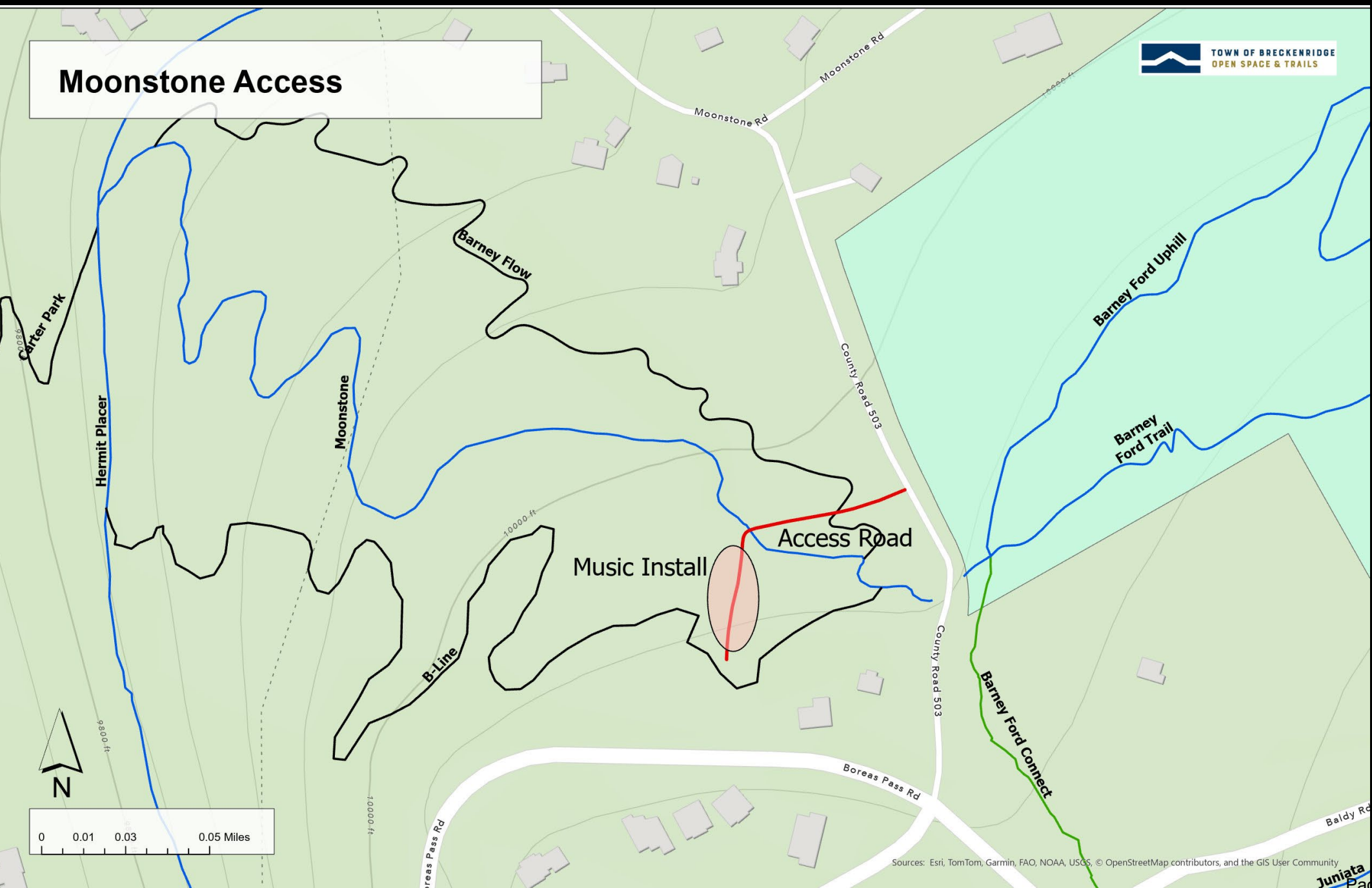
Audio Experience: This multi-channel installation will feature 7 strategically placed audio speakers among the trees, broadcasting a dynamic soundscape. The speakers will be positioned on the ground, back from the trail and concealed as much as possible behind other trees and using camouflage fabric. The sounds will interact, move and connect from each sound source. Listeners will experience a musical dialogue composed of both natural and synthetic sounds, including instruments such as the Harp, flute, bass, synthesizer, and percussion. Along with abstract vocal sounds, singing, whistling, and breath-based sounds, integrating local performers as much as possible.

Performances: we would like to explore 2 Live Performances:

Proposed dates/times 8/8:30pm, Tue Aug 19 & Thur Aug 21 (dates and times subject to change)

1. Local musicians and possibly dancers would interact with the pre-recorded piece, creating a live thread within the installation at scheduled times.

Moonstone Access



Follow up Information:

- Bill is on board with the new location—what is this area/trail called?
- The ability to drive to this location will greatly streamline installation and deinstallation process and timelines.
- Performances will be from 9-noon each day, with 2 additional evening performances(Aug 19 and Aug 21) beginning at 8pm for 20-30 mins.
- Equipment will be hidden and disguised as much as possible during each performance.
- Artist would like to install 1, 17 lb speaker in a tree, possibly with a pulley system to rig it up each day. We will need to scout the site to figure out these details
- The sound would be at about 76 db (which does exceed town limit of 55 in residential/70 in commercial)
- The artist would like to possibly create some sort of sculptural element by piling up or realigning some of the wood and debris from the forest floor—is this ok?

Bill Orsich would like to use existing forest floor debris to create some physical markers to add a visual, 3d component to his installation. Questions, considerations, concerns?



JUSTIN TYLER TATE

Location: proposed, along top section
of Moonstone trail



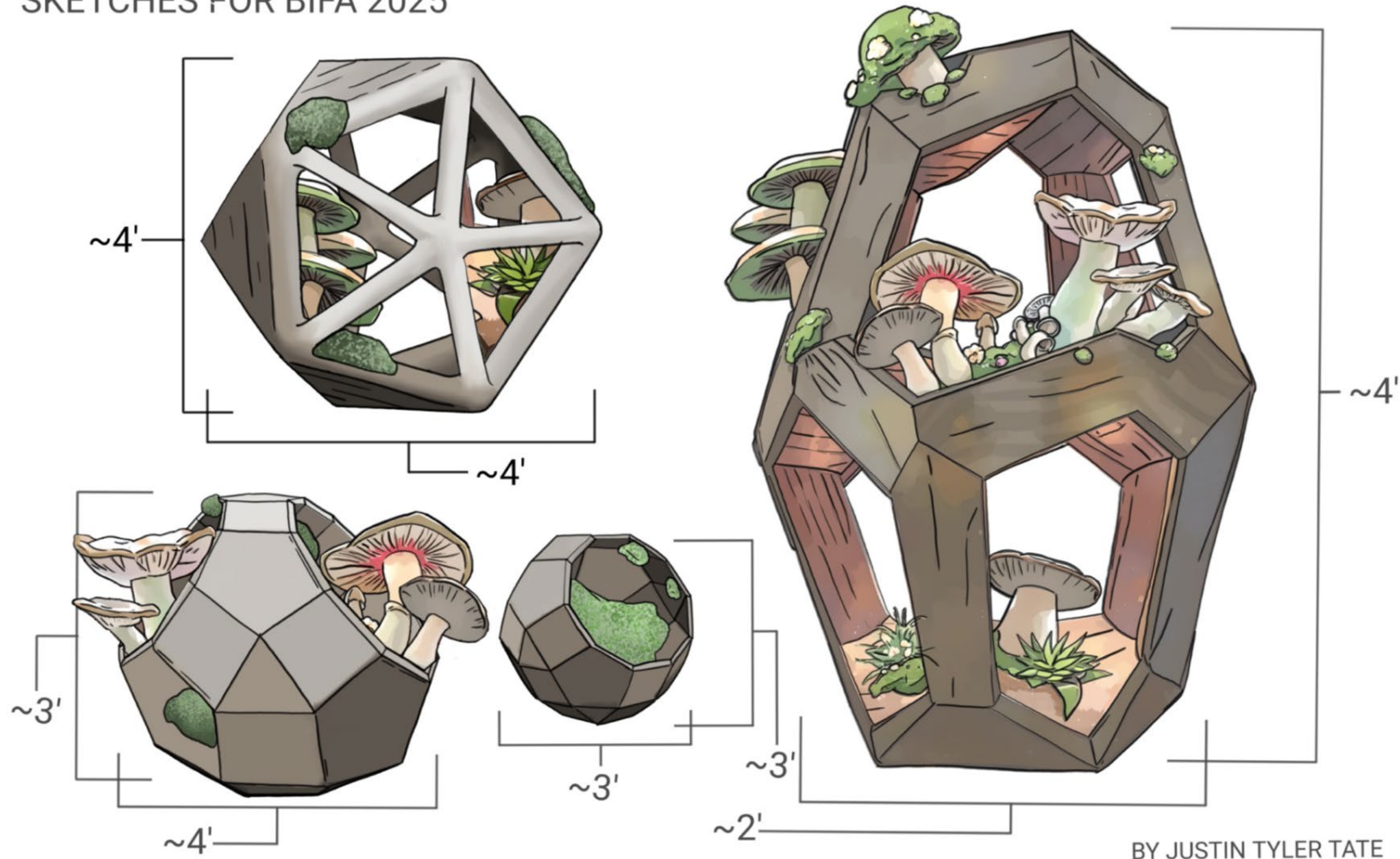
TITLE: UNTITLED

MATERIALS: Wood, beeswax, endemic plants and mycelium.

2025. Various Dimensions.

The work explores the fusion of biology and craft through a series of unique wooden sculptures. Each one utilizes locally sourced repurposed and deadwood—gathered from the town of Breckenridge and its surroundings—which have been transformed into intricate shapes. The work fosters dialogue between human intervention and natural processes, care and entropy, in addition to design and collaboration. Inoculated with locally collected fungal spores, moss and lichen, this series of five-to-seven works will be returned to the forest, and documented through photography.

SKETCHES FOR BIFA 2025



Follow up Information:

- Artist would like to keep this installation up for a year to document how the work evolves over time. Breck Create will monitor.
- Artist would like to use screws, but he could also use wood-nails if that is preferable.
- He would like to use endemic plants and wood from the installation site and nearby area. Artist would like to work on gathering and transplanting the plants/lichen/fungi throughout the summer, growing them into forms that would then be built into sculptures, to make sure that they will be viable during the festival period and afterwards—concerns and/or considerations
- Does Open Spaces and Trails work with a Botanist?

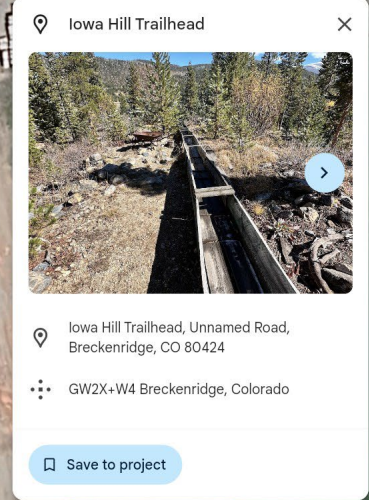
ANNA TSOUHLARAKIS

EDGES OF THE EPHEMERAL

Location: Iowa Hill Trail

About 20' in diameter, inner walls about 7' h





Additional Information and questions:

- Given the concerns with installing on the RWC (length of display, navigating the sprinkler system and potential damage to the lawn) we are looking for an alternative location for this work. We would like to install along the Iowa Hill trail as we have a long history of installing BIFA artworks in this location.
- Artwork needs to be installed in a clear, flat area (no gradient/slope)
- Visitors will engage with the artwork--enter into the spiral
- Do we have vehicle access to this location for install and deinstall?
- Install would be the week of July 28, it will take 4-5 people about 4-5 days. Deinstall would begin the week of August 25.
- Artwork is 20' diameter, some of the interior walls are approximately 7' h
- Questions, concerns, considerations?

Tree-o

Elevating music to new heights, Tree-o features three musicians- cellist Russick Smith, violinist Karen Lauffer and mandolinist Kevin Larkin-in a series of free 30-minute concerts held in the forest, high among the pine boughs and branches.



NICOLE BANOWETZ

Location: Reiling Dredge site for several performances during the run of BIFA 2025.

Nicole Banowetz is a Colorado-based artist whose work has been presented locally, nationally and internationally. She recently completed a residency at Breck Create (September – December 2024). During her time here, she created a kinetic inflatable installation inspired by Breckenridge's Mining history. The work will be installed and deinstalled for no more than 4 hours on the mornings of August 23 and 24, with activations every hour on the hour.

Please note.
Please note.





Additional Information:

- Artwork will be on view for 2 days only, Aug. 23 and 24 from 9-noon (final times may change).
- Artwork will be installed and deinstalled each day, activations will be once per hour.
- Location TBD, but will be on rocks.

TRAIL MIX LIVE EVENTS (SAMPLE SCHEDULE ONLY: ALL DATES AND TIMES ARE SUBJECT TO CHANGE)

Friday, Aug 15

Illinois Creek Trail

10am: Guided kid hike

11am: Joe Scolari Artist talk

Saturday Aug 16

Moonstone Trail

10am: Forest bathing hike to installation

11am: Bill Orisich: Artist Talk

Sunday Aug. 17

Iowa Hill Trail

10:00 am: Hike and meadow meditation featuring Leon Joseph Littlebird (based on indigenous concepts of NSEW?)

11:00am: Anna Tsouhlarakis: Artist talk at Edges of the Ephemeral

4:00pm: Mindfulness hike to installation

5:00pm Justin Tyler Tate Artist talk

Mon, Aug 18

10am | Illinois Creek | Tree-o

11am | Moonstone | Local Musician (at trail sign base of forest switchbacks)

6pm | Iowa Hill | Local Musician

Tue, Aug 19

10am | Iowa Hill | Local Musician

11am | Illinois Creek | Excerpts from The Great Divide

6pm | Illinois Creek | Tree-o

8pm | Moonstone | Dance TBD (Sound installation site)

Wed, Aug 20

10am | Illinois Creek | Tree-o

11am | Moonstone | Local Musician (at trail sign base of forest switchbacks)

6pm | Iowa Hill | Local Musician

Thu, Aug 21

10am | Iowa Hill | Local Musician

11am | Illinois Creek | Excerpts from The Great Divide

6pm | Illinois Creek | Tree-o

8pm | Moonstone | Dance TBD (Sound installation site)

Fri, Aug 22

10am | Illinois Creek | Tree-o

11am | Moonstone | Local Musician (at trail sign base of forest switchbacks)

6pm | Iowa Hill | Local Musician

Saturday Aug 23

Reiling Dredge

10am: Historic Hike/Talk

11am: Nicole Banowetz Installation and activation

Sunday Aug 24

Reiling Dredge

10am: Historic Hike/Talk

11am: Nicole Banowetz Installation and activation

@Jill Desmond Is Justin available the second weekend? We prefer to move this to Sat, Aug 23 at the same time

Property Acquisitions Criteria Table (PACT)

In an effort to better incorporate the [2023 Open Space & Trails Master Plan](#) into our property acquisition discussions, staff has created the table below. This document pulls from the entire master plan- specifically pages 6, 14, 27, and 41- with considerations divided into five categories: conservation values, land use values, recreation values, cultural values, and purchase and management costs. BOSAC will have an opportunity to “stress test” this table at upcoming executive sessions.

1. Does BOSAC have any recommended changes to the PACT?

Open Space Property Acquisition Considerations Table

Conservation Values	Yes/No	Description
Wetland and riparian features, including wetlands, streams and rivers?		
Wildlife habitat sensitivity, referencing the greatest concentration of sensitive wildlife habitat and movement corridors?		
Sensitive vegetation communities that are rare, unique, or significant?		
Located in an identified Focus Conservation Area?		
Opportunity for landscape restoration?		
Land Use Values	Yes/No	Description
Public lands adjacency, including existing open space and USFS lands?		
Housing and lodging adjacency, including workforce housing?		
Land Development potential, based on existing zoning, surrounding land uses, and zoning designations?		
Management zone, in terms of Front, Mid, or Backcountry designation?		
Reduce potential for user conflict?		
Recreation Values	Yes/No	Description
Recreation access potential, to establish or improve trails and other public access?		
Interesting and unique natural features, offering a rewarding destination for recreation users?		
Infrastructure potential for road access, parking, restrooms, and interpretive signage?		
Cultural Values	Yes/No	Description
Historic Resources, including historical sites, structures, or artifacts?		
Scenic value of undisturbed and/ or iconic viewsheds?		
Sense of place, emphasizing what is quintessential Breckenridge?		

Purchase and Management Costs		
Afforded within the open space budget?		
Partnership opportunities for the purchase of this property?		
Will the purchase price adversely affect the ability to purchase similar properties in the future?		
Will the purchase limit the ability to afford identified future acquisition opportunities?		
Require landscape restoration?		
Ongoing maintenance needs?		

Officer Elections

Per the BOSAC Rules and Regulations, the offices of Chair and Vice Chair are elected by the Commission, each for a one-year term. Although the current Chair and Vice Chair positions were elected during the July 15, 2025 BOSAC meeting, that was an exception precipitated by a conflict of interest relating to the sitting Chair. Staff requests that BOSAC nominate and elect these two officer positions during the April 28, 2025 meeting to return to the traditional election schedule.